



18 St Josephs Close



**RICHARD
POYNTZ**

18 St Josephs Close
Canvey Island
SS8 9GE

£450,000



50% of Phase Two Already Sold STC

Located in the scenic new development off Lionel Road, just a short distance from the vibrant town center of Canvey Island, this exceptional project offers a perfect blend of style and functionality that is sure to capture your imagination.

This four-bedroom semi-detached house boasts high-spec accommodations, including top-of-the-line shaker-style kitchens equipped with premium appliances and elegant granite work surfaces—ideal for any aspiring chef. The contemporary bathroom suites provide a true sanctuary, featuring luxurious baths and showers, sleek wall-hung sink units, and modern toilets. The meticulous attention to detail is evident throughout, with modern, high-quality internal doors that add a sophisticated touch to the living spaces.

Convenience meets luxury with garages that include electric doors for added security and effortless access. Enjoy the warmth of underfloor heating on the ground floor, ensuring a cozy and inviting atmosphere year-round. Furthermore, each home comes with a 10-year build warranty from the ICW, offering peace of mind and security for years to come.

Don't miss this opportunity to own a slice of paradise in the heart of Canvey Island.



kitchen/ living

21'3" x 19'8" (6.5 x 6)

W/C

7'2" x 4'7" (2.2 x 1.4)

Garage

22'11" x 9'10" (7 x 3)

Bedroom 1

13'5" x 9'6" (4.1 x 2.9)

En-suite

7'2" x 5'10" (2.2 x 1.8)

bedroom 2

15'5" x 9'6" (4.7 x 2.9)

Bedroom 3

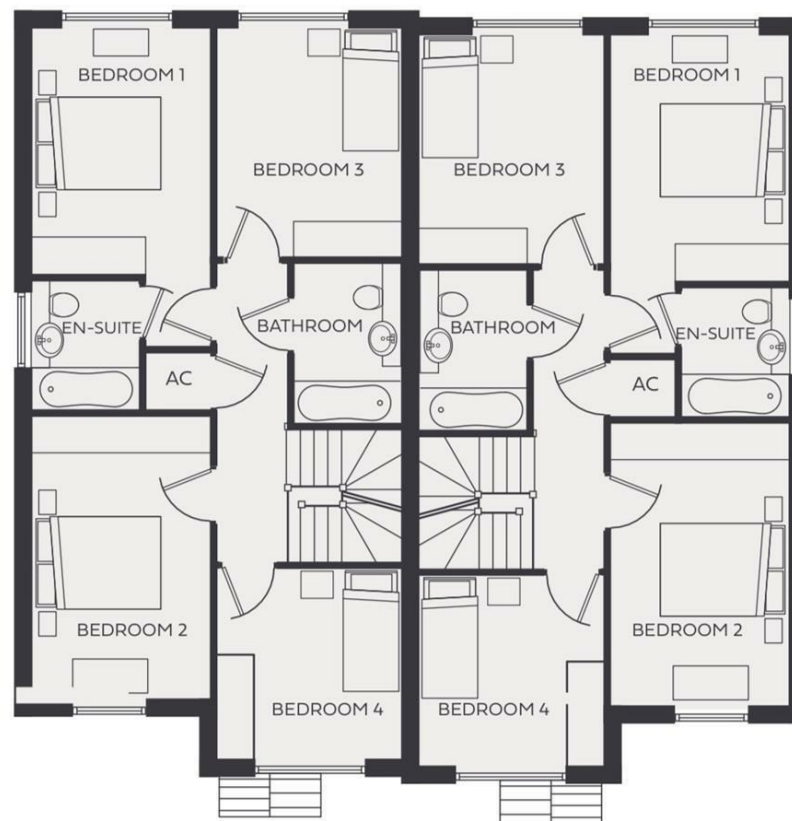
12'5" x 10'2" (3.8 x 3.1)

Bedroom 4

10'5" x 10'2" (3.2 x 3.1)



FIRST FLOOR



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